



## ASSOCIATION NEWSLETTER

December 8, 2010

**\$380.00**

### **ANNUAL MEETING PLANNED FOR JAN 13, 2011, AT 6PM; PROXY NEEDED; SEE ATTACHED**

The Annual Membership Meeting is planned for **January 13, 2011, at 6PM, at the Goleta Valley Community Center (GVCC), 5679 Hollister Ave, Goleta.** Please mark your calendar and plan to attend. Enclosed is your formal notice & proxy. Even if you plan to attend, please complete the proxy (lower section) and return it. You may fax, scan and email, or send it via regular mail to the address below. Last month, a self-addressed-stamped-envelope was provided for your convenience. Thank you.

At the Meeting, there will be an election of the Board. There will be 4 positions available (2 for two-year term and 2 for one-year term). The 2 spots for the one-year term are to finish out the term for 2 board members that resigned. If you're interested, please have someone nominate you or you may nominate yourself. Additionally, there will be a discussion regarding the front gates – the benefits vs. the expenses of keeping them.

### **BUDGET SENT; ASSOC FEE TO REMAIN THE SAME**

Last month, you were sent a copy of the 2011 Budget with “projected” year-end figures. In early January, you will receive another copy with the “actual” year-end amounts. As you may remember, the Budget calls for the monthly fee to remain unchanged. In other words, **the 2011 monthly association fee is...**

If you wish to have your fee automatically withdrawn from your checking account, it's a free service, please call 569-1121. Thank you.

### **CHRISTMAS GIFT TO GARDENER SUGGESTED**

For the last several years, many owners have been graciously and generously given to our full-time gardener, Jose Soto. If you would like to give Jose something this holiday season, please send a check to the address below. Please make your check payable to “Jose Soto” and please put “EG Gardener” on the memo line. Whatever you would like to give will be forwarded to him. Please send your check by December 15<sup>th</sup>. Again, this gift is completely optional and for whatever amount you wish. On behalf of Jose, thank you for your generosity. (So far, about 6 checks have been received).

### **EUCALYPTUS TREES TO BE TREATED**

To encourage growth and health to our eucalyptus trees, a second treatment will be applied to the trees either later this month or sometime in early January.

### **DUMPSTER FOR CHRISTMAS TREES TO BE DELIVERED**

Like in previous years, the Association will be providing a dumpster in Phase 3 Parking lot for the recycling of real Christmas trees. The dumpster will be delivered around 12/23/10 and removed on 1/7/11. Only live trees (without decorations or stands) are accepted. Thank you for recycling.

Speaking about recycling, to prevent overflowing recycling carts, please take a moment to flatten all boxes before putting them in the recycling containers. Your neighbors will appreciate your efforts.

### **DEHUMIDIFIERS SUGGESTED**

In order to minimize possible musty smell in your home, especially if you live in a lower unit, you may want to get a few dehumidifiers to extract moisture out of the air. In addition, during the damp months, you may also want to leave a fan or something on to circulate the air. And when you're home, if possible, you may want to leave a door or window open for fresh air.

### **EMAIL AUTHORIZATION FORM INCLUDED –MANY STILL OUTSTANDING**

Included with this newsletter is another form to authorize the association to send meeting notices and other documents by email rather than by regular mail. Most owners are already receiving email newsletters, but State law requires certain documents to be mailed unless there is a written authorization. If you are willing to help reduce mailing costs and are able to accept Emails, please fill out and return the authorization. (If you have already returned this form, please ignore this reminder). It may be faxed, mailed, or emailed. Thank you.

### **ASSOCIATION TO REPAIR LEAKY PRESSURE REGULATOR AND BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be repairing a leaking pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

### **PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

### **NEW INFORMATION NEEDED**

If you have new phone numbers, tenants, or e-mail/mailling address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

### **BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for right after the Annual Meeting (**January 13, 2011, at 6PM** at GVCC.. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

### **HAPPY HOLIDAYS!**

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